

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, September 21, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Deputy Mayor (Alderman Adams)
Aldermen Bird, Calder, Hardwick, Linnell,
Phillips, Rankin, and Sweeney

ABSENT: His Worship the Mayor (on Civic Business)
Alderman Broome (on Civic Business)
Alderman Wilson (on Civic Business)

CLERK TO THE COUNCIL: D. H. Little

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney,
SECONDED by Ald. Calder,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated September 14, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Linnell,
THAT this Council resolve itself into Committee of the Whole, His Worship the Deputy Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. Complaint: Properties at
4296 and 4316 Main Street

It was advised this matter has been deferred for future arrangement in respect to delegations.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, September 17, 1971

Social Service and Health Matters

MOVED by Ald. Linnell,
THAT the report of the Board of Administration (Social Service and Health Matters) dated September 17, 1971, be adopted.

- CARRIED

Regular Council, September 21, 1971 2

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd.)

Building and Planning Matters

Downtown Development Adjacent to
Entrance to Stanley Park (Clause 3)

It was agreed to defer consideration of this clause pending the appearance of the Director of Planning and Civic Development to assist Council in the matter later this day.

False Creek - Temporary Marina
Development (Clause 4)

MOVED by Ald. Bird,
THAT

a copy of the report of the Director of Planning and Civic Development on this subject, be given to False Creek Marinas Limited with the advice that if it is still the desire to appear, arrangements will be made for a delegation to be heard at an appropriate meeting of the Standing Committee of Council on Planning and Development.

- CARRIED

Public Housing - Champlain Heights
(Site #17) (Clause 5)

It was agreed to defer consideration of this clause pending the 'In Camera' session later this day.

Balance of Building and Planning Matters

MOVED by Ald. Sweeney,

THAT, in respect of the report of the Board of Administration (Building and Planning Matters) dated September 17, 1971, Clauses 1 and 2 be adopted and Clause 6 be received for information.

- CARRIED

Licenses and Claims Matters

MOVED by Ald. Bird,

THAT the report of the Board of Administration (Licenses and Claims Matters) dated September 17, 1971, be adopted.

- CARRIED

Fire and Traffic Matters

Amendment to Section 97 of the Fire By-Law,
#2193 - to Improve Existing Alarm Systems

Pursuant to the report of the Board of Administration on this matter, it was

MOVED by Ald. Bird,

THAT provision be made in the By-Law for an appeal to the Provincial Fire Marshal from an order made by the Fire Chief, under the proposed amendment.

- CARRIED

Finance Matters

Rental of Magnetic Card
Selectric Typewriter (Clause 1)

MOVED by Ald. Sweeney,

THAT the recommendation in this clause be adopted on the understanding that the vacant position will not be filled without Council's approval.

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd.)

Finance Matters (cont'd.)

Grant: 3H Society (Clause 4)

The Council considered the report of the Director of Social Planning/Community Development on the application of the Handicrafts for Homebound Handicapped Persons' Society for a grant. Details in respect to the matter are set out in the report, concluding with the recommendation that a grant of \$5,000.00 be approved subject to certain conditions.

MOVED by Ald. Rankin,

THAT the recommendation of the Director of Social Planning/Community Development that a grant of \$5,000.00 be made, subject to certain conditions, be approved subject to 50% cost sharing under the Canada Assistance Plan.

- LOST

MOVED by Ald. Calder,

THAT this organization be given an opportunity to appear before Council in regard to the grant application if they so desire.

- CARRIED

Grant Request: Kiwassa
Neighbourhood Services (Clause 5)

The Director of Social Planning/Community Development reported on a grant request from the Kiwassa Neighbourhood Services and recommended a grant of \$2,000.00 which is shareable under the Canada Assistance Plan, be approved.

MOVED by Ald. Calder,

THAT the recommendation of the Director of Social Planning/Community Development be approved, subject to cost sharing under the Canada Assistance Plan.

- CARRIED BY THE
REQUIRED MAJORITY

Grant Equal to Rental of Queen
Elizabeth Theatre Rehearsal Room:
The Canadian Red Cross Society
(Clause 6)

MOVED by Ald. Bird,

THAT pursuant to the request received, a grant equal to the rental of the rehearsal room at the Queen Elizabeth Theatre be made to the Canadian Red Cross Society in order to make possible the use of the rehearsal room for a Blood Donors' Clinic to be held in the near future.

- CARRIED BY THE
REQUIRED MAJORITY

Balance of Finance Matters

MOVED by Ald. Linnell,

THAT, in respect of the report of the Board of Administration (Finance Matters) dated September 17, 1971, Clauses 2 and 3 be adopted.

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd.)

Building and Planning Matters (cont'd.)

Downtown Development Adjacent to
Entrance to Stanley Park (Clause 3)

MOVED by Ald. Hardwick,

THAT the recommendation in this clause be adopted.

FURTHER THAT the Director of Planning and Civic Development in considering the matter, look into the question of restricting access on Alberni Street.

- CARRIED

B. Property Matters, September 17, 1971

Sale of City-Owned Lot: Guelph Street
Between 5th and 6th Avenues (Clause 4)

The Board of Administration submitted the report of the Supervisor of Property and Insurance on an application from the owners of Lot 14, Block 89, D.L. 264A, to purchase the adjacent City-owned Lot 13 on Guelph Street between 5th and 6th Avenues.

Details of the matter are set out in the report with the note that the Director of Planning and Civic Development has recommended the City lot be released for sale to the Lot 14 owners, subject to the two lots being consolidated to form one parcel.

MOVED by Ald. Bird,

THAT City-owned Lot 13 be sold to the adjacent owners of Lot 14, subject to the following terms and conditions:

- (a) \$6,900.00 cash, plus proportion of current year's taxes and registration fees;
- (b) consolidation of Lots 13 and 14 to form one parcel;
- (c) the newly consolidated parcel be surveyed and staked by the City.

- CARRIED

Balance of Property Matters

MOVED by Ald. Linnell,

THAT, in respect of the Board of Administration report (Property Matters) dated September 17, 1971, Clauses 1, 2, 3, 5 and 6 be adopted.

- CARRIED

C. Report of Standing Committee
on Transportation, August 26, 1971

MOVED by Ald. Hardwick,

THAT Clause 1 of this report regarding the Greater Vancouver Regional District (Transportation Committee) be received for information; and

THAT Clause 2 regarding Vancouver transportation needs be deferred for consideration later this day when representatives from the Planning and Engineering Departments will be present.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd.)

D. 37th Avenue - Fraser Street to
Inverness Street: Street Allowance

The report of the Board of Administration of August 13, 1971, on the subject matter was deferred pending delegations later this day.

The Council (in Committee) recessed at approximately 10:45 a.m. and following an 'In Camera' meeting, recessed again to reconvene in open session at 2:00 p.m.

The Council (In Committee) reconvened in the Council Chamber at approximately 2:00 p.m., His Worship the Deputy Mayor in the Chair and the following members of Council present:

PRESENT: His Worship the Deputy Mayor (Alderman Adams)
Aldermen Bird, Calder, Hardwick, Linnell,
Phillips, Rankin and Sweeney

ABSENT: His Worship the Mayor (on Civic Business)
Alderman Broome (on Civic Business)
Alderman Wilson (on Civic Business)

DELEGATIONS AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd.)

37th Avenue - Fraser Street to
Inverness Street: Street Allowance
(cont'd.)

The Board of Administration under date of August 13, 1971, reported pursuant to Council instructions on June 8, 1971, when the question of sale of certain City-owned lots, 37th Avenue - Chester Street to Inverness Street, was under review.

The latest Board report sets out the various aspects in detail and recommends adoption of the City Engineer's recommendation

'that the street allowance on 37th Avenue between Fraser and Inverness Streets remain at 33 feet.'

Delegations were heard, both for and against the street widening as follows:

Mrs. H. M. Jorgensen - for the widening and filed a brief dated June 3, 1971, and additional information.

Mr. P. Gebhard - against the widening and filed a brief dated September 21, 1971.

After due consideration, it was

MOVED by Ald. Bird,

THAT (a) City-owned lots involved and advertised for sale, referred to in the Board of Administration report of June 8, 1971, be withdrawn from sale;

(b) The City Engineer prepare plans and report back to Council with respect to the development of a 50-foot street;

(c) the required action be taken with regard to establishment of a building line on the north side of 37th Avenue affected;

(d) the appropriate action be taken to sell off the balance of City-owned lots not required for the widening.

- CARRIED

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DELEGATIONS AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd.)

Standing Committee Report on
Transportation: August 26, 1971
(cont'd.)

Greater Vancouver Regional District
(Transportation Committee) (Clause 1)

Earlier this day, Council received for information Clause 1 of this report.

Vancouver's Transportation Needs
(Clause 2)

In the report of the members present at the Standing Committee on Transportation meeting dated August 26, 1971, when Vancouver's transportation needs were considered, details are contained of the report of the Board of Administration under date of August 5, 1971, on the subject. After due consideration, it was

MOVED by Ald. Hardwick,

THAT Vancouver's transportation needs be expressed as follows from the City's point of view:

Vancouver's Transportation
Needs

A. Immediate Improvements

- (i) immediate improvements to the existing transit system particularly in the Central Business District and Central City area (an acceleration and extension of the joint City/B. C. Hydro transit operations study).
- (ii) improvements to the total transit system to promote increased usage of the system in the next 5 - 10 years.
- (iii) continued development of the existing arterial grade-street system.

B. Major Facilities

- (i) in addition to improvements to the existing transit system the first stage or stages of a rapid transit system to improve access to the Central City area.
- (ii) a continuation of Highway 401 as a limited access facility along Cassiar Street to the Second Narrows Bridge (Cassiar Link).

C. Transportation Planning Needs

- (i) a three-stage study to develop definitive plans for future public transit in the Central area of Vancouver as a guide for current major redevelopment proposals and "Downtown Concepts". (The first stage of this study is now being undertaken by the G.V.R.D.)
- (ii) additional studies related to further stages of a regional rapid transit system.
- (iii) regional transportation studies applied to the City to permit decisions to be made about such facilities as Boundary Road, S. E. Marine Drive, connection between Highway 401 and the downtown area, downtown by-pass facility, etc.

cont'd....

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DELEGATIONS AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd.)

C. Transportation Planning Needs (cont'd.)

- (iv) a study of arterial streets with a view to assessing opportunities for the establishment of relatively large community areas (particularly in the outlying City areas) not segmented by arterial streets.
- (v) a study of commercial and industrial traffic movements and needs to facilitate such movements and to co-ordinate the development of streets and other transportation media to serve these needs as well as commuter traffic.

AND FURTHER THAT the Greater Vancouver Regional District be advised that Vancouver's transportation needs are as outlined above in A., B., and C.

- CARRIED

MOVED by Ald. Hardwick,

THAT the proposal contained in the Board of Administration report of August 5, 1971, for obtaining public reaction to Vancouver's transportation needs be referred to the next meeting of the Standing Committee on Transportation for further consideration.

- CARRIED

Building and Planning Matters (cont'd.)

Public Housing - Champlain Heights:
Site #17 (Clause 5)

The Board of Administration under date of September 17, 1971, submitted a report of the Director of Planning and Civic Development with respect to development of public housing on Site #17 in Champlain Heights, pursuant to Council policy. It is advised there are four (4) main alternatives for the disposition of the Site and these are listed as follows:

- (1) The City could accept the position taken by the Province and C.M.H.C. and proceed with a Public Housing project substantially on the basis set out by the Province and C.M.H.C. The result would be subsidized low rental accommodation with a double subsidy being provided by the City and the establishment of the precedent of the City accepting a unilateral write-down in land cost. Under present City policy, this would be unacceptable.
- (2) The City could attempt to secure a low rental townhouse project at 18 units per acre under Section 16 of the National Housing Act. We have just completed what has apparently been a successful tender call for a similar type of development on Site #10. If successful, this alternative would produce low rental accommodation (although the rents would not be as low as a Public Housing project) and would probably involve the City in some write-down in land value. The write-down is unlikely to be as great as that required by the Province. The land cost per unit in the recommended scheme for Site #10 is \$2,400. If this alternative is accepted by Council it would be necessary to carry out negotiations

cont'd....

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DELEGATIONS AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd.)

Public Housing - Champlain Heights:
Site #17 (Clause 5) (cont'd.)

with C.M.H.C. to secure a mortgage commitment for this site so that when bids are called it would be with the certainty that Section 16 mortgage money is available for the development.

- (3) The United Co-operative Housing Society is carrying out development on adjoining Site #18. It is possible that this organization or another housing co-operative might be interested in developing Site #17 which would result in housing for people on low or moderate incomes. In the case of the United Co-operative Housing Society the City has leased the land at an annual ground rental of 8% of 80% of the market value.
- (4) The last alternative is to dispose of the site for townhouse development at a maximum density of 18 units per net acre by competition for development by private developer. This would undoubtedly produce the maximum return to the City but almost certainly would not result in housing for people of low income.

In considering alternative (3) above, a communication was noted under date of September 15, 1971, received from the United Co-Operative Housing Society advising of its desire to enter into immediate negotiation with the City for lease or purchase of this Site for co-operative housing.

MOVED by Ald. Phillips,
THAT the Director of Planning and Civic Development arrange for an advertisement to the effect that the City is considering the disposal of Site #17 in Champlain Heights and will entertain Limited Dividend, Co-operative, and other proposals, having in mind low and moderate income groups, and

THAT further consideration of the matter be through the Standing Committee on Planning and Development.
- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.
- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.
- CARRIED

MOTIONS

- 1. Expropriation: S/S 22nd Avenue
between Camosun and Crown Streets

MOVED by Ald. Bird,
SECONDED by Ald. Hardwick,

WHEREAS the City of Vancouver desires to acquire
that certain parcel or tract of land and premises situate
cont'd....

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MOTIONS (cont'd.)

Expropriation: S/S 22nd Avenue
between Camosun and Crown Streets (cont'd.)

in the City of Vancouver, in the Province of British
Columbia, more particularly known and described as follows:

Lot 17 of Lot 4, Block 42, District Lot
139, Group 1, New Westminster District,
Plan 4442,

pursuant to its powers under section 179 of the "Vancouver
Charter", Statutes of British Columbia 1953, Chapter 55,
and amendments thereto;

AND WHEREAS the City of Vancouver has failed to
come to an agreement with the owners of the real property
aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED that the real property
aforesaid be, and the same is, hereby expropriated by the
City of Vancouver.

- CARRIED

2. Expropriation: N/S 22nd Avenue
between Camosun and Crown Streets

MOVED by Ald. Bird,
SECONDED by Ald. Hardwick,

WHEREAS the City of Vancouver desires to acquire
that certain parcel or tract of land and premises situate
in the City of Vancouver, in the Province of British
Columbia, more particularly known and described as follows:

Subdivision 10 of Lot 2, Block 42,
District Lot 139, Group 1, New West-
minster District, Plan 4417,

pursuant to its powers under section 179 of the "Vancouver
Charter", Statutes of British Columbia 1953, Chapter 55,
and amendments thereto;

AND WHEREAS the City of Vancouver has failed to
come to an agreement with the owner of the real property
aforesaid as to the terms of acquisition thereof;

cont'd....

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MOTIONS (cont'd.)

Expropriation: N/S 22nd Avenue
between Camosun and Crown Streets (cont'd.)

THEREFORE BE IT RESOLVED that the real property
 aforesaid be, and the same is, hereby expropriated by the
 City of Vancouver.

- CARRIED

3. Welfare Recipients: New Proposal
 by the Provincial Government

On September 14, 1971, Alderman Linnell and Alderman Phillips submitted a motion respecting the new proposal by the Provincial Government to find employment for certain welfare recipients.

After due consideration, the Council agreed to the withdrawal of the motion.

It was noted that Alderman Phillips, who will be in Ottawa in the near future, will take this subject matter up with the appropriate authorities.

4. Sister Cities

A motion by Alderman Hardwick, notice of which was given on September 14, 1971, on the subject of 'Sister Cities', failed to receive a Seconder and, therefore, was not further proceeded with.

5. Noise

MOVED by Ald. Calder,
 SECONDED by Ald. Phillips,

THAT WHEREAS the Vancouver City Council considered the matter of noise pollution in July 1970;

AND WHEREAS Council decided to strike a noise pollution committee which met once and decided to refer all the material to the Greater Vancouver Regional District;

AND WHEREAS the Greater Vancouver Regional District has studied the matter of noise pollution for eight (8) months and has not reported;

AND WHEREAS all major cities in Canada presently have anti-noise by-laws;

AND WHEREAS Burnaby has recently passed an anti-noise by-law;

THEREFORE BE IT RESOLVED that Vancouver City Council meet in Committee to draft a City of Vancouver Noise Abatement By-Law.

(Notice)

(Notice was called and, therefore, the motion was deferred to the next regular meeting of Council.)

cont'd....

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INTRODUCTION

His Worship the Deputy Mayor introduced Dr. G. S. Dhillon, Speaker of the Lok Sabha (Parliament of India) who was accompanied by Mr. Harold Winch, Member of Parliament, and Miss Jean MacPherson of the Secretariat at Ottawa.

ENQUIRIES AND OTHER MATTERS

Alderman Hardwick -
Columbia-Quebec Connector

enquired of the Board of Administration respecting reporting to Council on the Columbia-Quebec Connector and particularly, the effect on the Pender Street Corridor.

Commissioner Sutton Brown advised he would endeavour to expedite a report being prepared on the Connector.

Alderman Phillips -
Drainage of Sewage into
Central Valley Drainage
Basin (Still Creek)

referred to a conversation with the Chairman of the Pollution Committee of Burnaby when it was advised that his Municipality had forwarded a communication to Vancouver relative to sewer connections within Vancouver which are stated as a cause of a degree of pollution in Still Creek.

It was reported such a communication has been received and is being processed in the normal manner.

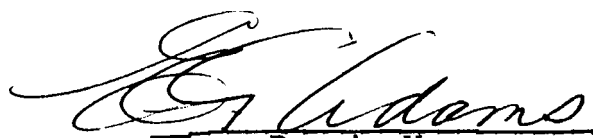
Alderman Bird -
Strathcona Rehabilitation
Program

referred to the Strathcona Rehabilitation Program and enquired of the status of the matter.

Commissioner Sutton Brown advised.

The Council adjourned at approximately 3:45 p.m.

The foregoing are Minutes of the Regular Council meeting held on September 21, 1971, adopted by Council on September 28, 1971.


Deputy Mayor


City Clerk

Board of Administration, September 17, 1971 (Social 1)

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Extension of Contract :
University of British Columbia and City of Vancouver

Your Medical Health Officer reports as follows:

"On August 1, 1969, an agreement was signed between the City of Vancouver and the University of British Columbia to provide a Public Health Nurse from the Health Department on a half-time basis for a period of one year. The service provided is 100% recoverable from the University. On September 29, 1970, the City Council approved an extension of the contract for a period of one year.

A request has been received from the University for a further renewal of this agreement for a period of nine months, effective September 1, 1971, with the necessary revisions to bring the terms of the agreement up to date.

It is recommended that the authority be given to the Medical Health Officer to renew this agreement and that the Law Department prepare the necessary memorandum of agreement."

Your Board RECOMMENDS that:

- (a) The Medical Health Officer be authorized to arrange extension of the agreement to supply a Public Health Nurse to the University of British Columbia on a half-time basis for nine months, effective September 1, 1971, at no cost to the City.
- (b) The Corporation Counsel prepare the necessary revised memorandum of agreement between the City and the University.

FOR ADOPTION SEE PAGE(S) 673

Board of Administration, September 17, 1971 .. (BUILDING - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Development Permit Application No. 56584
3690 West Broadway

The Director of Planning and Civic Development reports as follows:

"The Standard Oil Company of B. C. Ltd., filed Development Permit Application No. 56584 to reconstruct the existing gasoline service station on this site and to enlarge the site area by including one additional 33' wide lot to the east.

The site is located in a C-2 Commercial District on the south east corner of West Broadway and Alma Street.

The Gasoline Service Station Policy as adopted by City Council in October 1968 permits the reconstruction of a gasoline service station on this site and expansion of the existing service station site provided, in the opinion of the Technical Planning Board, such expansion would not be detrimental to existing retail shopping facilities.

No existing retail shopping facilities will be taken away at this location by the addition of this lot to the existing service station site.

The Technical Planning Board and the Town Planning Commission recommend that Development Permit Application No. 56584 be approved in accordance with the submitted application such plans and information forming part thereof thereby permitting the reconstruction of the existing gasoline service station on this site and the expansion of the gasoline service station site subject to the following conditions:

(1) Prior to the issuance of the Development Permit:

- (a) arrangements are to be first made to the satisfaction of the City Engineer and the Director of Planning for the consolidation of this site into one parcel and
 - (b) revised drawings are to be first submitted to the satisfaction of the Director of Planning indicating
 - (i) the location of any tire displays on this site with such being in accordance with the regulations of Section 11(10) of the Zoning and Development By-law.
 - (ii) the provision of satisfactory screening around the proposed trash enclosure.
- (2) All landscaping is to be provided in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the proposed development and thereafter be permanently maintained in good condition.
- (3) The development, including the use of all open portions of this site, is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law."

Your Board RECOMMENDS that Development Permit Application No. 56584 be approved in accordance with the recommendation of the Technical Planning Board and the Town Planning Commission.

Board of Administration, September 17, 1971 . . . (BUILDING - 2)

2. Execution of Modification of Option
to Purchase 3333 Commercial Drive,

The Corporation Counsel reports as follows:

"As a condition to the granting of a development permit in respect of portion of Block "C", District Lot 753, Group One, New Westminster District, Plan 821, being 3333 Commercial Drive, the applicant was required to give the City an option to purchase the westerly ten feet of the above property for future lane widening purposes. This option in favour of the City was drawn and registered as a first charge against the property. The present owner is now constructing improvements on this property and requires a mortgage in order to carry out its development. The mortgagee, however, wishes to have a charge on the whole of the property including the westerly ten feet, but the Option Agreement does not make a provision for such an arrangement.

The solicitors for the owner have suggested that the option be modified to provide that the owner may grant a mortgage over the whole of the area, including the optioned area, on the condition that if the City should exercise its option, the mortgagee, in this case Credit Foncier Franco-Canadien, would agree to provide the City with a discharge of the mortgage for the optioned area.

The net effect is that the City's legal position is unchanged, but as this document requires formal execution it is recommended that the Mayor and the City Clerk be authorized to execute the appropriate agreement to embody the foregoing arrangement between the City, the owner, Carolina Enterprises Ltd. and Credit Foncier Franco-Canadien. "

YOUR Board RECOMMENDS that the foregoing report of the Corporation Counsel be adopted.

3. Downtown Development Adjacent to
Entrance to Stanley Park

The Director of Planning and Civic Development in his capacity as Chairman of the Technical Planning Board reports as following:-

"On June 8th, 1971, Council resolved:

'THAT WHEREAS the four block property across Georgia Street from the proposed Four Seasons development eastward (bounded by Georgia, Chilco, Cardero and Alberni) is presently zoned C-3, which would allow building up to a floor space ratio of 5 for Commercial development.

AND WHEREAS such development might be inappropriate for that location;

THEREFORE BE IT RESOLVED THAT the Director of Planning and Civic Development be instructed to report on the suitability of the zoning.'

Continued . . .

Board of Administration, September 17, 1971 . (BUILDING - 3)

Clause 3 Continued

Further, Council on June 22, 1971, adopted the report of the Standing Committee on Planning and Development which included the following two recommendations:-

'THAT Council concur that to create the amenities in the Downtown peninsula supported by the general public, as reported on in the Summary of Submissions dated February 1971, lower densities of development will be necessary.

THAT the Director of Planning and Civic Development be instructed to submit a zoning by-law on the basis that transit and transportation will be improved, but dealing with current conditions: and in so doing, the Director of Planning and Civic Development have regard to those areas whose uses are similar in each of the Concepts 2, 4 and 5.'

This report offers a recommendation with regard to rezoning a portion of the commercial area at the west extremity of Georgia Street and gives the situation regarding further reports to Council on downtown policy prospects and zoning recommendations.

Rezoning Block Bounded by Chilco, Georgia, Denman & Alberni Streets

The four blocks referred to in the Council resolution of June 8, 1971, are presently zoned C-3, permitting a variety of commercial uses, to a maximum floor space ratio of 5 and generally a height limitation of 8 storeys or 100 feet. Residential uses are also permitted, however at a reduced floor space ratio.

Present studies indicate that the area on Georgia Street west of Denman Street should be developed to focus on commercial uses that emphasize retail and service activities that cater to the local population. Buildings should be at a lesser density than is permitted by the C-3 zoning, to be in accord with the density permitted in the adjacent parts of West End. This area should also include residential development.

The two blocks east of Denman Street form part of a larger area also zoned C-3. The future specifications of this area are presently under study.

The proposed change to the area west of Denman Street to permit only convenience commercial uses serving the needs of the nearby residents instead of the present general commercial development, which tends to attract customers from throughout the City, is an appropriate course of action.

This proposal also has the objective of reducing the height and bulk of development to preserve vistas from the West End to the waterfront, and along Georgia Street towards Stanley Park. It will also tend to reduce vehicular traffic which would be generated by the type of development possible under the present zoning.

Cont'd

Board of Administration, September 17, 1971 . (BUILDING - 4)

Clause 3 Continued

The zoning district which can be used to accomplish this change is the C-2 (Commercial) zone. This zone has an allowable floor space ratio of 3 and an overall height limitation of 40 feet, or 3 storeys. The Zoning and Development By-law provides for variations in the height restriction by the Technical Planning Board following administration procedures. RM-4 zoning would permit greater density under the most optimum conditions, but would not include commercial development.

Downtown Rezoning and Policy Statement Reporting

As instructed by Council on June 22, 1971, the Planning Department is proceeding with studies leading to recommendations on development policies and zoning changes for the Downtown peninsula. Such reporting on the Downtown will be considered at the same time as a report on the West End, scheduled to be presented through the Joint Technical Committee and the Technical Planning Board by the Departments of Social Planning/Community Development and Planning & Civic Development, in December of this year.

Although the June 8, 1971, instruction from Council referred to the four block area from Cardero Street to Chilco Street, on the south side of Georgia Street, this report is concerned with only the two most westerly blocks. Recommendations for rezoning the remaining two blocks will be included in the forthcoming report on Downtown Rezoning in order to treat the area on a comprehensive basis.

It is recommended that:-

Council instruct the Director of Planning and Civic Development to make application for rezoning of Lots 1 - 13, Block 65, D.L. 185 from C-3 (Commercial) to C-2 (Commercial) for report back to Council through the Technical Planning Board and the Town Planning Commission."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development in his capacity as Chairman of the Technical Planning Board be adopted.

4. False Creek - Temporary Marina Development

The Director of Planning and Civic Development reports as follows:

"The following letter addressed to the Mayor and Aldermen dated August 21st, 1971 has been received from Mr. Wm. S. Harvey, Secretary-Treasurer, False Creek Marinas Ltd.:

'We ask for an opportunity to present our proposals for the construction and operation of a major public small boat marina.

Cont'd

Board of Administration, September 17, 1971 . (BUILDING - 5)

Clause 4 Continued

Our formal application to lease land and water commonly known as the Giroday Sawmill site was presented on March 25, 1971.

We realize that long term commitments for the False Creek area are being delayed until the city's consultants have completed their study of the area.

We do have a proposal for interim use of this site which would lead to a permanent marina installation at a future date.

We ask for an interview with council or the planning and development committee at your earliest opportunity.'

This matter has been discussed with Mr. Harvey by this Department and the Supervisor of Property and Insurance. We suggested to Mr. Harvey that a moorage-type marina which would involve a fairly heavy capital expenditure and undoubtedly involve the City in a dispute on riparian rights with abutting owners was premature until plans for the area were resolved but that we would support a dry storage area with a launching ramp which appeared to get over both these problems.

It was also pointed out to Mr. Harvey that the City's normal practice is to call for tenders for the lease or sale of land and at this time there appeared no reason to depart from this practice.

Until the Consultants' plan is completed in January, 1972 and until the matter of the adjoining ownerships is settled some time after that, it appears premature to discuss any development which could possible lead to a permanent marina.

It is RECOMMENDED that Mr. Harvey be supplied with a copy of this report endorsed by Council as its position on the matter."

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved.

DELEGATION REQUEST - Mr. W. S. Harvey

CONSIDERATION

5. Public Housing - Champlain Heights - Site #17

The Director of Planning and Civic Development reports as follows:

"Early in 1970, Council decided on the disposition of the larger sites in Champlain Heights, including setting aside Site #17 and Site #21 for Public Housing (see attached map). Exhaustive discussions and negotiations have been held with the Provincial Government and Central Mortgage and Housing Corporation with the result that working drawings are now underway for a very satisfactory development of garden apartments and townhouses on Site #21.

Negotiations on Site #17 however have resulted in a complete stalemate and the present position is as follows:

Cont'd

Clause #5 Continued

- (1) C.M.H.C. favours this as a site for Public Housing (with some reservations about its shape) but wishes to limit development to townhouses at a density of 12 units per net acre. Their reason is that the outline plans for this area show a density of 12 units per gross acre and single-family property has been sold to purchasers who will have had this in their minds. Subsequent to the preparation of the plan, the City has established a development requirement of a maximum of 18 units per net acre which is slightly greater than the original 12 units per gross acre but is a more straightforward way for understanding density and for calculation.
- (2) The Provincial Government insists on a limit of \$2,000 per unit for land cost, irrespective of density.

It appears unlikely that either of these organizations will move from their present positions and if development were carried out under the conditions outlined it would result in the following:

- (1) The lower density required by C.M.H.C. will result in lower utilization of the site than was intended and if this becomes a pattern, it will mean under-utilization of such facilities as schools, parks, etc.
- (2) The sale price will be substantially less than the market value which means that the City will be involved in a double subsidy--first in a unilateral write-down of the land cost and then on a continuing basis jointly with the Province and C.M.H.C. on the rental subsidy.

Comparative costs are:

At 12 units per acre the parcel price at \$2,000 per unit would be	\$24,000 per acre
Even at 18 units per acre the parcel price at \$2,000 per unit would be	\$36,000 per acre
Last fall the City sold 6.6 acres to Dawson Developments Ltd. for low cost innovative housing on Site #16 for	\$55,000 per acre
Recently Council agreed to sell Site #9 to Inter-Continental Holdings Ltd. for townhouses at approximately 15 units to the acre	\$92,000 per acre

There appear to be four main alternatives for the disposition of this site.

- (1) The City could accept the position taken by the Province and C.M.H.C. and proceed with a Public Housing project substantially on the basis set out by the Province and C.M.H.C. The result would be subsidized low rental accommodation with a double subsidy being provided by the City and the establishment of the precedent of the City accepting a unilateral write-down in land cost. Under present City policy, this would be unacceptable.

Board of Administration, September 17, 1971 . (BUILDING - 7)

Clause #5 Continued

- (2) The City could attempt to secure a low rental townhouse project at 18 units per acre under Section 16 of the National Housing Act. We have just completed what has apparently been a successful tender call for a similar type of development on Site #10. If successful, this alternative would produce low rental accommodation (although the rents would not be as low as a Public Housing project) and would probably involve the City in some write-down in land value. The write-down is unlikely to be as great as that required by the Province. The land cost per unit in the recommended scheme for Site #10 is \$2,400. If this alternative is accepted by Council it would be necessary to carry out negotiations with C.M.H.C. to secure a mortgage commitment for this site so that when bids are called it would be with the certainty that Section 16 mortgage money is available for the development.
- (3) The United Co-operative Housing Society is carrying out development on adjoining Site #18. It is possible that this organization or another housing co-operative might be interested in developing Site #17 which would result in housing for people on low or moderate incomes. In the case of the United Co-operative Housing Society the City has leased the land at an annual ground rental of 8% of 80% of the market value.
- (4) The last alternative is to dispose of the site for townhouse development at a maximum density of 18 units per net acre by competition for development by private developer. This would undoubtedly produce the maximum return to the City but almost certainly would not result in housing for people of low income.

The four alternatives outlined above are submitted to Council for its guidance as to what policy should be followed."

Your Board submits the report of the Director of Planning and Civic Development for the consideration of Council.

(Copies of a map showing areas and site numbers in Champlain Heights is circulated for the information of Council)

INFORMATION

6. Alterations at 2140 West 37th Avenue

On September 3, 1971 City Council received a communication from Miss T. Ellison and petitioners with respect to certain alterations being carried out at 2140 West 37th Avenue.

Cont'd

Board of Administration, September 17, 1971 . (BUILDING - 8)

Clause #6 Continued

The Director of Permits & Licenses reports as follows:-

"The above building is a 1½ storey frame dwelling located in an R.S.1 One Family Dwelling District and first came to the attention of this department in 1969 when certain complaints were received with respect to the occupancy of the building. These complaints were investigated and it was found that the occupancy was in accordance with existing bylaws and no action was taken. In November 1970 a further similar complaint was received and again it was found that the building was occupied legally as a one family dwelling.

In June 1971 our Inspection Services reported that certain building alterations were being carried out at this address without the owner first having obtained the necessary permits. The owner, Mr. B. Mitsiadis of 2355 West Broadway was notified by letter in July to obtain the necessary Development and Building Permits to carry out any changes in this building. The necessary Development and Building permits were issued in late July 1971. The work is not yet complete and the District Building Inspector is continuing to check the progress of these alterations. None of these changes can alter the approved use of the building as a single family dwelling.

Miss Ellison and petitioners have been advised by letter dated September 10, 1971 of the actions that have been taken by this department and continuing checks will be made to ensure that no contraventions of existing City bylaws occur at the above address."

YOUR BOARD submits the report of the Director of Permits & Licenses for the INFORMATION of Council.

(Copies of letters from Miss T. Ellison and petitioners are circulated for the information of Council)

FOR ADOPTION SEE PAGE(S) 674

Board of Administration, September 17, 1971 (Licenses 1)

LICENSES AND CLAIMS MATTERS

RECOMMENDATIONS

1. Amendments to License Bylaw

The Director of Permits & Licenses reports as follows:-

"When the License Bylaw was amended in 1969 the categories for Blind Retail Dealer and Blind Peddler were inadvertently omitted from the fee schedule and under strict interpretation of the Bylaw would be required to pay a fee of \$50.00 and \$25.00 respectively. Under the former Bylaw, these categories paid a fee of \$1.00 per annum. For obvious reasons, it is felt that these two categories should be reinstituted at the former fee.

In addition, the category Junior Achievement of B.C. is not included in the License Bylaw. This is a non-profit organization and is exempt from paying Business Tax under the Business Tax Bylaw but would be required to pay the higher license fee of \$50.00 for one or two persons and \$25.00 for each additional person up to a maximum of \$500.00. It is suggested they pay a license fee of \$10.00 per annum.

Another license category that should be included in the License Bylaw is a Club Manager of organizations which are incorporated under the Societies Act and listed in the fee schedule. These organizations, all of which are community associations, pay a \$2.00 license fee but under the present fee schedule the Manager would pay a \$15.00 fee. To keep the fee schedule on an equitable basis, it is suggested the Manager of these organizations pay a \$2.00 license fee.

RECOMMENDED that the Corporation Counsel be instructed to prepare an amendment to Schedule "A" of the License Bylaw to include the following categories and license fees:-

Blind Retail Dealer	\$ 1.00
Blind Peddler	\$ 1.00
Junior Achievement of B.C.	\$10.00
Club Managers of Societies which pay a \$2.00 License fee under this schedule	\$ 2.00"

Your Board RECOMMENDS that the report of the Director of Permits and Licenses be adopted.

FOR ADOPTION SEE PAGE(S) 674

FIRE AND TRAFFIC MATTERS

RECOMMENDATIONS

1. Amendment to Section 97 of the Fire By-law, #2193 - to improve existing alarm systems

The Fire Chief and the Corporation Counsel report as follows:

"The Fire Chief has carried out the instructions received from City Council April 20, 1971, to circulate the proposed amendment to section 97 of Fire By-law #2193 to interested parties for their comments.

A list of sixteen organizations contacted is attached. Eight of the Associations replied with their comments. Thirty-one Fire Chiefs from major cities across Canada also replied through the Canadian Association of Fire Chiefs. All replies received were in favour of correcting existing deficiencies in fire alarm systems, but many expressed a desire for the right of appeal to a higher authority. One Association disagreed with the form of the amendment, suggesting the requirements be more specifically stated in the By-law.

The wording used to amend the By-law is compatible with section 28 of the Fire Marshal Act.

The Corporation Counsel was instructed to investigate the question of a right of appeal from an order made by the Fire Chief that an existing fire alarm system be replaced, altered or improved.

It is the opinion of the Corporation Counsel that the proposed amendment to section 97 of the Fire By-law could be altered to provide for an appeal to the Provincial Fire Marshal. Since the Fire Marshal presently deals with appeals from orders made by Local Assistants to the Fire Marshal under various sections of the Fire Marshal Act, it would appear that he would be an appropriate person to whom an appeal could be directed. The Fire Marshal has indicated that he is willing to hear appeals relating to the proposed amendment. "

If Council desires to provide for an appeal from an order made by the Fire Chief under the proposed amendment to the Fire By-law, your Board RECOMMENDS that the appeal be made to the Provincial Fire Marshal.

FINANCE MATTERS

RECOMMENDATIONS

1. Rental of Magnetic Card
Selectric Typewriter

Your Board has received the following report from the Director of Permits & Licenses:-

"The Department of Permits & Licenses have had an I.B.M. Mag-Card Selectric Typewriter (MC/ST) on a trial basis for approximately two weeks. This machine records original typewritten information on to a magnetic card and plays it back automatically at the rate of 180/185 words per minute. The advantages of this machine are:-

- (a) The operator can type at her top typing speed without fear of error as corrections can be made by typing over the mistake. The correction is automatically made on the magnetic card and the final copy is typed error free.
- (b) Form letters can be recorded and retained indefinitely. The typist merely inserts the appropriate magnetic card into the machine and the letter is automatically typed at 180 words per minute. (Tests have shown that a typist's speed on a final letter to be in the range of 15/20 words per minute).
- (c) Reports which are normally drafted once or twice before final typing, and subject to changes, can be recorded on the magnetic card and only the changes have to be manually typed on the final copy. It is estimated that a typist using one of these MC/ST machines can produce the amount of typewritten work normally carried out by two typists.

The Department of Permits & Licenses uses many form letters in notifying property owners of bylaw infractions. Original copies of these letters are normally sent out to the owner because of the importance of the information. By recording these letters on magnetic cards, they can be automatically typed in half the present time. One Clerk-Typist II is fully employed on this type of work and other typists in the department type a variety of form letters. A Clerk-Steno II is responsible for preparing the minutes of the Technical Planning Board Development Permit Subcommittee each week plus the accompanying Development Permits, letters and other clerical tasks. There appears to be an ideal application for the MC/ST in this department and after proper indoctrination, training and adjustment of workloads and clerical tasks, it is quite probable that one Clerk-Steno II position (which is presently vacant but filled on a temporary basis) could be eliminated. It will take from three to four months training etc. to determine if this can be carried out and approval is, therefore, requested to lease a Magnetic Card Selectric Typewriter from I.B.M. and, in the meantime, leave the Clerk-Steno II position vacant subject to a further report to Council on the possibility of abolishing the position.

The Co-ordinator of Data Processing and Systems recommends approval of this request.

Board of Administration, September 17, 1971 (FINANCE) 2

Clause No. 1 Continued

The Director of Personnel Services advises that the operation of the machine falls within the Class Specification of a Clerk-Typist II but he will review the duties in a reasonable length of time.

The monthly rental for the machine is \$231.00 (\$220 plus \$11 Sales Tax) as compared to a Clerk-Steno II salary of \$451 per month (mid range). Magnetic cards would also have to be purchased at an estimated cost of \$350.00. To cover these costs a transfer of funds from Salary Account 6701/1 to Office Supplies Account 6701/12 in the amount of \$1,274.00 is required. The savings in 1971 will be approximately \$770 less one time costs of \$350 and if the Clerk-Steno II position is abolished, the estimated annual recurring savings will be approximately \$2,600.

Investigations have shown that I.B.M. is the only company which produces and markets in Canada the magnetic card type equipment and, therefore, no competitive bids are available.

RECOMMENDED that the Department of Permits & Licenses be authorized to lease a Magnetic Card Selectric Typewriter from I.B.M., the 1971 estimated cost of \$1,274.00 to be covered by a transfer of appropriations, and that the vacant Clerk-Steno II position be left vacant subject to a further report to Council on the possibility of abolishing the position."

Your Board RECOMMENDS that the report of the Director of Permits & Licenses be adopted.

2. Authority to levy real property taxation on publicly owned property occupied for private residential or business purposes

The Director of Finance reports as follows:

"The City's right to levy normal real property taxation requires a review with respect to the following uses of public property:

School Board Property

Negotiation of a lease of the former Dawson School site for development for commercial use is nearing completion and proposals have also been invited for joint use of a west end site for school and commercial or other private use.

The City's right to tax revenue-producing property held for school purposes under Section 203 of the Schools Act cannot be exercised if the property is 'used in whole or part for school purposes'. An example of commercial use that cannot be taxed is the Granville Street frontage of the Fairview School site (west side of Granville Street between 9th and 10th Avenues), which is occupied by retail stores. The site is a part of a single parcel of property, the remainder being occupied by School Board Offices.

If any part of the Dawson School site containing the commercial development in the same parcel is used for school purposes, however small, the property would be wholly exempt from real property taxation. The joint development of a site for school and commercial purposes, as now under consideration, would be wholly exempt from real property taxation.

Cont'd

Board of Administration, September 17, 1971(FINANCE) 3

Clause No. 2 Continued

Proposed Provincial Building

The right of the City to levy real property taxation on any commercial occupation of this building is not possible under existing law.

IT IS RECOMMENDED that the Corporation Counsel review the City's authority to levy normal real property taxation on the persons occupying property as described in this report for private purposes, and to recommend a course of action that might be taken towards avoiding frustration of the City's right to tax such properties."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be adopted.

3. Grant Request Equal to Taxes \$1,410
Central City Mission

Your Board submits the following report of the Director of Social Planning/Community Development:

"The Central City Mission has written to the City requesting tax relief for two youth homes operated by the Mission; one owned by Burrard Lions Club and the other by Kiwanis Club. The City Clerk advised Central City Mission that the properties were not eligible for grants in lieu of taxes under Section 396(C) of the City Charter. The reason being that the Mission does not own the properties.

June 7, Mr. Higgs, Executive Director of the Mission, met with His Worship Mayor Campbell and on June 10 resubmitted the Mission's application for a grant to recover taxes paid to the City by the Mission on the two above-mentioned homes.

The Director of SP/CD informed the Mission that they might apply for a grant on the basis of 'demonstrated financial need'. Their application was received July 19.

I have studied the Mission's Financial Statements, visited the Mission's Youth Homes and its Adult Care Unit downtown. I have also consulted the Province, the major source of funds for the Mission.

It is my conclusion that the Mission is not entitled to a grant equal to taxes on the basis of financial need because:

- 1) Per diem rates paid by the Children's Aid Society for residents placed in the Mission's Youth Homes are more than adequate to cover their operational costs, including payment of taxes.
- 2) The Mission has a healthy investment portfolio yielding an annual interest of some \$41,000.

Therefore, I recommend that a City grant equal to taxes, in response to the Central City Mission's application, not be approved by Council. "

Your Board

RECOMMENDS that the foregoing report of the Director of Social Planning/Community Development be approved.

(Copy of a letter from the Central City Mission is circulated for the information of Council)

CONSIDERATION

4. Handicrafts for Homebound
Handicapped Persons' Society (3H Society)
Grant Request \$10,000

The Director of Social Planning/Community Development reports as follows:

"The Handicrafts for Homebound Handicapped Persons' Society is a charitable organization serving over 150 persons of all ages. The objective of the service is to help handicapped people learn to manufacture products, market them and derive income from their sale. An Occupational Counsellor determines what kind of craft making is most appropriate for each handicapped person.

All items required for the production of each design are assembled into a work kit on the premises by volunteers. Volunteer drivers deliver the work kits to the homes of the handicapped persons and also pick up the finished products. Pay for work done is established on a piece-work basis and all finished products are checked for excellence of quality before they are sold from the 3H Craft Shop at 2100 West 4th Avenue. In 1970 sales of products produced by handicapped persons were \$23,889 of which \$12,747 was paid to them in wages.

This society appears to be under excellent management and has made highly efficient use of volunteers. However, its services have expanded to the point where it is now necessary to hire a few salaried employees, including an Administrator and an Occupational Counsellor. In the past the society was officially incorporated under Provincial Statute in February 1966. In the past few years it has succeeded in obtaining funds from the Marpole Women's Auxiliary, the Herman Bischoff Foundation, the Junior League, the Vancouver Foundation and the Provincial Government. Nevertheless it is in a deficit position of \$12,790 with respect to its 1971 budget.

I recommend a grant of \$5,000 subject to the following conditions

1. That it be applied to the position of Occupational Counsellor.
2. The society apply for membership in the United Appeal.
3. The society undertake to adopt the program budgetting system applied to UCS agencies. (50% of this grant is likely to be recoverable under the Canada Assistance Plan)"

The Comptroller of Accounts advises that there are no funds available in Contingency Reserve, and if the grant request is approved the funds will have to be provided by a transfer from Revenue Surplus of prior years.

Your Board submits the foregoing report and recommendation of the Director of SP/CD to Council for its CONSIDERATION.

Board of Administration, September 17, 1971. . . . (FINANCE) 5

5. Grant Request
Kiwassa Neighbourhood Services

Your Board submits the following report of the Director of Social Planning/Community Development:

"Kiwassa Neighbourhood Services Association is a well managed Neighbourhood House located at 600 Vernon Drive. Within walking distance of the Raymur Housing Project, it provides a wide variety of programs including a nursery school, social adjustment and social development programs, a family drop-in program and a summer recreation program for children. These services are heavily utilized by adults and children and the Centre is a beehive of activity.

During the summer, agency staff supervised young people in the construction of a creative playground. Benefitting from generous gifts of material and labour they were able to complete this extensively used and otherwise expensive playground at a cost of \$150.00.

In 1970 the City awarded Kiwassa a grant of \$3,000 none of which was recoverable under Canada Assistance Plan. In 1971 the agency requested \$5,000 but was held to its previous grant of \$3,000. Only recently the Agency has been approved for Federal CAP sharing so that the net cost to the City of its 1971 grant is reduced by 50% to \$1,500. The Agency is now requesting additional funds for 1971 to help meet a deficit of \$3,102 incurred by increasing costs.

I recommend a grant of \$2,000 which is shareable under CAP so that the net cost to the City will be \$1,000. "

Your Board submits the foregoing recommendation of the Director of Social Planning/Community Development to Council for its CONSIDERATION.

(Copy of a letter from the Kiwassa Neighbourhood Services Association is circulated for the information of Council)

6. The Canadian Red Cross Society:
 Grant Equal to Rental of Queen
Elizabeth Theatre Rehearsal Room

A letter dated September 10th, 1971 has been received from The Canadian Red Cross Society advising that the Vancouver Vocational Institute has again agreed to sponsor another Blood Donor Clinic on October 6th, 1971. As space at the Institute is difficult to obtain and it is expected there will be an increase in the enrolment of donors, the Society is requesting a grant of \$70:00 equal to the rental of the Rehearsal Room in the Queen Elizabeth Theatre for use as a clinic.

Your Board notes that Council has approved similar requests from this organization for a clinic since 1969 and approved a grant equal to the rental of the Rehearsal Room in March of this year.

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copy of a letter from The Canadian Red Cross Society is circulated for the information of Council)

BOARD OF ADMINISTRATIONPROPERTY MATTERSSEPTEMBER 17, 1971RECOMMENDATIONS

1. Acquisition for West End Community Centre and Senior Citizens' Housing Project
864 Bidwell Street

The Supervisor of Property & Insurance reports as follows:-

"On April 6, 1971 City Council approved a report of the Board of Administration dated March 15, 1971, authorizing the Supervisor of Property & Insurance to acquire the balance of private properties required for the West End Community Centre and Senior Citizens' Housing Project, including Lot 7 the W.40 Ft., Block 57, D.L. 185, known as 864 Bidwell St.

Lot 7 the Centre 40 Ft., Block 57, D.L. 185 comprise a 2½ storey full basement frame dwelling, with a main floor area of approximately 1,140 sq. ft., erected in 1905 on a site 40' x 66', zoned R.M.-4.

The dwelling contains 18 rooms divided into 7 self-contained suites, 28 plumbing fixtures, has a patent shingle roof, stucco exterior, a concrete foundation and is heated by a low-pressure hot water system. As a result of extensive renovations in 1952 this building is in good condition.

Accommodation consists of five 3-room units, one 2-room unit and a bed-sitting room bachelor unit. All units are occupied by tenants and present tenancies are to be continued until the property is required for the project. According to the present schedule all acquisitions are to be completed by March, 1972. It is proposed to demolish all buildings as they become vacant.

Negotiations confirm that the owner is prepared to sell for the sum of \$38,500.00 as of September 30, 1971. This settlement is considered fair and equitable. Same has been reviewed by Central Mortgage and Housing Corporation and the details of this transaction entered in their records.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of \$38,500.00 on the foregoing basis chargeable to Code # 649/1102."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

2. Expropriation for Camosun Park Extension
S/S 22nd Avenue between Camosun and Crown Streets

The Supervisor of Property and Insurance reports as follows:-

"Further to Item F, Regular Council, October 27th, 1970, approving a report of Board of Administration dated October 7th, 1970, regarding the proposed Camosun Park Extension, the Supervisor of Property & Insurance was authorized to acquire three remaining privately-owned lots in this park site, including Lot 17 of Lot 4, Block 42, D. L. 139. This park site is listed under Table II of the Park Site Purchase Program 1971-1975 confirmed by Council December 15th, 1970.

. . . Cont'd.

Board of Administration, September 17, 1971 . . . (PROPERTY MATTERS - 2)

Clause No. 2 (Cont'd)

Lot 17 of Lot 4, Block 42, D.L. 139 is an isolated lot, 33' x 122' in size, zoned RS-1, One Family Dwelling District, totally lacking all services.

Negotiations are stalemated, the owners having refused to accept an offer of \$5,250.00. This amount is considered to be fair and equitable and is supported by an independent appraisal.

Following consultation with the City Solicitor, it is proposed to proceed with expropriation.

RECOMMENDED

- (a) that the offer of \$5,250.00, made to the owners through the office of the Supervisor of Property and Insurance on behalf of the City, be confirmed as representing due compensation for the property to be acquired.
- (b) that, since the City has failed to come to an agreement with the owners to acquire the said property for the sum of \$5,250.00, the said property be expropriated and that the resolution submitted under "Motions" be passed.
- (c) that Professor E.C.E. Todd be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the amount payable to the owners by reason of said expropriation."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

3. Expropriation for Camosun Park Extension
N/S 22nd Avenue between Camosun and Crown Streets

The Supervisor of Property and Insurance reports as follows:-

"Further to Item F, Regular Council, October 27th, 1970, approving a report of Board of Administration dated October 7th, 1970, regarding the proposed Camosun Park Extension, the Supervisor of Property & Insurance was authorized to acquire three remaining privately-owned lots in this park site, including Sub 10 of Lot 2, Block 42, D.L. 139. This park site is listed under Table II of the Park Site Purchase Program 1971-1975 confirmed by Council December 15th, 1970.

Sub 10 of Lot 2, Block 42, D.L. 139 is an isolated lot, 33' x 122' in size, zoned RS-1, One Family Dwelling District, totally lacking all services.

Negotiations are stalemated, the owners having refused to accept an offer of \$5,250.00. This amount is considered to be fair and equitable and is supported by an independent appraisal.

Following consultation with the City Solicitor, it is proposed to proceed with expropriation.

. . . Cont'd.

Clause No. 3 (Cont'd)

RECOMMENDED

- (a) that the offer of \$5,250.00, made to the owners through the office of the Supervisor of Property and Insurance on behalf of the City, be confirmed as representing due compensation for the property to be acquired.
- (b) that, since the City has failed to come to an agreement with the owners to acquire the said property for the sum of \$5,250.00, the said property be expropriated and that the resolution submitted under "Motions" be passed.
- (c) that Professor E.C.E. Todd be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the amount payable to the owners by reason of said expropriation."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

CONSIDERATION

- 4. Sale of City-owned Lot
Guelph Street between 5th and 6th Avenue

The Supervisor of Property and Insurance reports as follows:-

"The owners of Lot 14, Block 89, D.L. 264A have submitted an application to purchase the above mentioned City-owned property. This privately-owned Lot 14 is 38' x 62.9', zoned RM-3, Multiple Dwelling District, and comprises a 1½ storey frame dwelling, with 6 rooms, erected in 1930. The dwelling is in average condition for age and type and the owner has recently renovated the interior. The dwelling and a garage occupies most of the lot, consequently, the owners wish to acquire the City lot to provide rear yard space.

The City lot, legally described as Lot 13, Block 89, D.L. 264A, is 38' x 63.4', zoned RM-3. This property is vacant and was acquired by Tax Sale in 1936. Due to its limited size, the property has not been marketed for independent development.

As a result of the application to purchase, the Director of Planning was requested to investigate the sale of the City lot. He has recommended that City Lot 13 be released for sale to the owners of adjoining Lot 14, subject to the two lots being consolidated to form one parcel.

The owners of Lot 14 have submitted an offer to purchase City Lot 13 for the sum of \$6,900.00 cash, plus proportion of current year's taxes and registration fees, subject to the following conditions:-

- (a) That Lots 13 and 14 be consolidated to form one parcel.
- (b) The newly consolidated parcel to be surveyed and staked by the City.

If the City lot was sold and consolidated, the newly created parcel will be approximately 76' x 63.4', containing 4,820 sq. ft. In view of its present restricted use, the offer of \$6,900.00 is considered fair and reasonable.

. . . Cont'd.

Board of Administration, September 17, 1971 . . . (PROPERTY MATTERS - 4)

Clause No. 4 (Cont'd.)

The direct sale of Lot 13, Block 89, D.L. 264A to the abutting owners of Lot 14, is submitted to Council for consideration.

In the event that Council approves the sale of Lot 13 to the owners of adjoining Lot 14, the Supervisor of Property and Insurance recommends the sale be subject to the above mentioned terms and conditions."

Your Board submits the foregoing report of the Supervisor of Property & Insurance for consideration.

RECOMMENDATION

5. Georgia Viaduct Replacement
Agreement with Canadian Pacific Railway

The Supervisor of Property & Insurance reports as follows:

"Reference is made to the Minutes of Council, June 25, 1968, Report Reference & Board of Administration Report entitled Georgia Viaduct Replacement (Preliminary Engineering Report) Recommendation 3, 'That the Supervisor of Property & Insurance be authorized to negotiate for the necessary aerial rights and occupancies over and on the Canadian Pacific and B.C. Hydro Lands.'

Negotiations for the required Right-of-way, in, on and over the C.P.R. lands have been proceeding with Marathon Realty Co. Ltd. on behalf of the C.P.R. The areas required for the new Viaducts over C.P.R. lands are approximately:

Right-of-Way (includes 5' clearance on either side of the exterior faces of the ramps)	131,450 sq.ft.
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Pier Area	1,046 sq.ft.
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This Office sent a letter to Marathon Realty Co. Ltd. with the following proposals which this Office would be prepared to recommend to City Council:

- (1) That the City pay the sum of \$109,750.00 comprised of the amount of \$95,020.00 with compound interest at 5% per annum from October 8, 1968 to September 24, 1971 for a permanent right-of-way in, on and over the C.P.R. lands in the reclaimed area of False Creek for the two bridges now under construction to replace the former Georgia Street Viaduct.
- (2) As a registrable easement agreement to provide for the said right-of-way cannot be finalized until completion of the construction of the said bridges, the City to advance the sum of \$90,000.00 upon the execution of an interim agreement with the C.P.R. undertaking to enter into a registrable agreement with the City to provide for the said permanent right-of-way.

We have received a letter in return from Marathon Realty Co. Ltd. stating

"Upon receipt of advice that the proposal outlined in that letter has been approved by Council, we will recommend to our executive Committee its acceptance of the proposal on the basis of a settlement of \$95,020.00 with interest computed at five per cent per annum compounded, with an immediate lump sum payment of \$90,000.00, the balance to follow upon registration of the agreement following final survey."

. . . Cont'd.

Board of Administration, September 17, 1971 . . . (PROPERTY MATTERS - 5)

Clause No. 5 (Cont'd.)

RECOMMENDED that the City enter into an interim agreement with the C.P.R. on the above basis, drawn to the satisfaction of the City Solicitor."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

6. SALES

RECOMMENDATION:

Recommended that the following offers to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in each case the highest offer received.

re: Lot 41, Block 1, NE $\frac{1}{4}$ Sec. 46, Plan No. 6055, Situated
North Side of 25th Avenue between Slocan and Penticton
Streets (Zoned RS-1)

<u>Name</u>	<u>Lot</u>	<u>Approx. Size</u>	<u>Sales Price,</u>	<u>Terms</u>
Dickman Construction Ltd.	41	42' x 120'	\$ 12,951.00	City Terms @ 9%

Conditions:

- (1) Subject to a bulkhead agreement.
- (2) The above lot was advertised subject to having been filled and underground springs are known to exist in the area, and prospective purchasers were required to first satisfy themselves as to drainage and soil conditions.
- (3) Lot 41 is sold subject to an existing endorsement on the title reserving mineral rights in favour of the Crown.

re: Lots 10 & 11, Block 114, D.L. 541, Plan No. 210, Situated
East side of Seymour Street between Pacific and Drake Streets
(Zoned CM-1)

<u>Name</u>	<u>Lot</u>	<u>Approx. Size</u>	<u>Sales Price</u>	<u>Terms</u>	<u>Conditions</u>
Exclusive Auto Body Ltd.	10 & 11	50' x 120'	\$ 25,000.00	City Terms @ 9%	Nil

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STANDING COMMITTEE OF COUNCIL

ON TRANSPORTATION

AUGUST 26, 1971

A meeting of the Standing Committee of Council on Transportation was held "In Camera" in the No. 1 Committee Room on Thursday, August 26, 1971, at 2:17 p.m.

As noted below the Committee did not have a quorum but the members present met and considered the business before the Committee and submits the following report for the consideration of Council.

PRESENT: Alderman Wilson, Chairman
Aldermen Adams, Phillips, Hardwick
and Sweeney

ABSENT: His Worship the Mayor (On Civic Business)
Alderman Broome (On Civic Business)
Alderman Linnell (On Leave)
Aldermen Bird, Calder and Rankin

CLERK: M. James

PART II

The following actions of the Committee considered "In Camera" is submitted for the information of Council.

INFORMATION

1. Greater Vancouver Regional District - Transportation Committee

At the "In Camera" meeting of the Vancouver City Council held August 24, 1971, a letter from Mr. A. C. Kelly, Chairman of the Transportation Committee of the Greater Vancouver Regional District was considered. Mr Kelly requested a meeting with City Council "In Camera". Council passed the following resolution:

"THAT in response to an invitation from the Transportation Chairman, Regional District, a meeting of the Standing Committee on Transportation be held on Thursday, August 26th 'In Camera' at which time the city's transportation needs will be discussed with Mr. Kelly and staff members of the Regional District."

At the meeting of your Committee, Mr. Kelly, the chairman of the Transportation Committee and Mr. G. Farry and Mr. D. O'Gorman of the Greater Vancouver Regional District Planning Department, were present.

Mr. Kelly advised the members of the Committee that the members of the Greater Vancouver Regional District had commenced the investigation and study ten months ago with what the Regional District had in mind at that time. During the course of the investigation and study various areas of the project were refined and certain aspects of the overall transportation function for the area became apparent. Mr. Kelly advised that it was his considered opinion at the present time that the

Cont'd...

Clause 1 Continued

first step was an improvement to the present existing surface transportation system and the next step would be a start on the planning and development of an underground transportation system. Mr. Kelly advised that there was no participation by the Federal Government at the present time and there was no Federal Government policy or financing. Mr. Kelly also noted that at the present time the Provincial Government had issued one statement orally and to Mr. Kelly's knowledge that statement had never been confirmed in writing. Mr. Kelly was referring to the statement of thirty-seven and one half per cent cost sharing by the Provincial Government of transportation if the Federal Government matched dollar for dollar and the Municipalities and/or Regional District provide the remaining twenty-five per cent.

Mr. Kelly suggested that this indicated that any firm commitments should be established with caution.

Mr. Kelly spoke to the meeting and advised that the present investigation had supported the development of a plan to improve surface transportation presently in existence by extension and by increased service on established lines. Mr. Kelly was meeting with each Municipality in the district and explaining to them the proposals for their individual area and requesting their comments. Mr. Kelly also advised the meeting that a firm of auditors was presently engaged in reviewing the financial information available from the B.C. Hydro on the bus system to develop some system of needed capital funds for improving and expanding service and some system of anticipated losses in the service. At the present time, Mr. Kelly advised that there was a study of rapid transit in the central business district which was designed to show approximate routes and stations, the possible use of present rail existing and the cost of implementation of the system.

With the aid of slides, Mr. O'Gorman explained to the meeting that proposals to date developed by the Regional District, for additional services in the bus system in the City, both extensions and increase in service. The Committee also had explained to it the proposed additions and extensions for the overall region.

Mr. Kelly pointed out that there are presently two zones for the bus system and that if their proposals for additions and extensions are implemented, there will probably be need for three fare zones.

Mr. Kelly advised that any system of transit which was a function of the Regional District would be an operation of the Regional District and any deficit of the operation would be a deficit of the Regional District.

2. Vancouver's Transportation Needs

On May 11th, Council adopted the recommendation of your Committee:

"the Board of Administration prepare a report on transportation needs of Vancouver so far as transportation is concerned for reply to the request of the Greater Vancouver Regional District placed before the Committee at its last meeting."

Clause 2 Continued

Under date of August 5, 1971 the Board of Administration submitted a report of the City Engineer and the Director of Planning and Civic Development. The report reviewed previous Council actions, possible immediate improvements, major facilities, and transportation planning needs. The report recommended that the following were Vancouver's transportation needs:

" Immediate Improvements

- (i) immediate improvements to the existing transit system particularly in the Central Business District and Central City area (a continuation and extension of the joint City/B.C. Hydro transit operations study).
- (ii) improvements to the total transit system to promote increased usage of the system in the next 5 - 10 years.
- (iii) continued development of the existing arterial grade-street system.

Major Facilities

- (i) in addition to improvements to the existing transit system the first stage or stages of a rapid transit system to improve access to the Central City area.
- (ii) improved major highway facilities to augment the arterial street system.
- (iii) a downtown by-pass facility to relieve the downtown street system.
- (iv) a continuation of Highway 401 as a limited access facility along Cassiar Street to the Second Narrows Bridge (Cassiar Link).

Transportation Planning Needs

- (i) a three-stage study to develop definitive plans for future public transit in the Central area of Vancouver as a guide for current major redevelopment proposals and "Downtown Concepts". (The first stage of this study is now being undertaken by the G.V.R.D.).
- (ii) additional studies related to further stages of a regional rapid transit system.
- (iii) regional transportation studies applied to the City to permit decisions to be made about such facilities as Boundary Road, S.E. Marine Drive, connection between Highway 401 and the downtown area, etc.
- (iv) a study of arterial streets with a view to assessing opportunities for the establishment of relatively large community areas (particularly in the outlying City areas) not segmented by arterial streets.
- (v) a study of commercial and industrial traffic movements and needs to facilitate such movements and to co-ordinate the development of streets and other transportation media to serve these needs as well as commuter traffic."

STANDING COMMITTEE OF COUNCIL
ON TRANSPORTATION 4
AUGUST 26, 1971

Clause 2 Continued

In view of the lack of a quorum, the members of the Committee present did not deal with the report but directed that it be submitted to Council with this report of the Committee for CONSIDERATION.

The "In Camera" meeting adjourned at approximately 3:15 p.m.

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